

**REGULAR MEETING
OCTOBER 15, 2012**

The Wethersfield Town Council held a meeting on Monday, October 15, 2012 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

Present: Councilors Drake, Hurley, Kotkin, Manousos, McAlister, Montinieri, Roberts, Deputy Mayor Console, and Chairperson Hemmann.

Also present: Christine Fortunato, Chairperson of the Wethersfield High School Building Committee; Rusty Malik, Architect, Quiesenberry Arcari; Lorel Purcell, O&G Construction; Mike Turner, Town Engineer, Jeff Bridges, Town Manager, RaeAnn Palmer, Assistant Town Manager and Dolores G. Sassano, Town Clerk.

Mayor Hemmenn announced there will be minor changes to the agenda: t there will not be an Executive Session at the end of the meeting; the presentation for Loretta's Dream will be postponed until a future meeting.

Councilor Roberts led the pledge of allegiance to the flag.

Mayor Hemmenn announced that the next item on the agenda is the presentation of the High School Building Committee and called upon Christine Fortunato to begin the presentation.

Christine Fortunato, 28 Fairmont Street, Chairman of the High School Renovation Committee announced that she is joined this evening by several members of the Building Committee including Mr. Edward Brymer, the Vice Chairman. She stated that there are also representatives from the Board of Education here this evening including the Superintendent and the Principal and are also joined by our Lead Architect, Rusty Malik, who is going to make the 30-minute presentation. Ms. Fortunato explained the Committee is going through the schematics now and into the design phase and what you are going to see tonight is still preliminary and we are getting close to finalizing the plan and certainly look forward to your feedback. She stated that Mr. Lorel Purcell from O&G, our Construction Management Agency is present and will speak about the budget. Ms. Fortunato then called upon Mr. Malik to start the presentation.

Mr. Rusty Malik then gave the presentation of the High School Renovation Project.

Ms. Lorel Purcell, O&G Construction Management Agency spoke about the budget for this project. She stated that the geothermal wells have been drilled and are being tested right now to determine the number of wells needed in the field and that results will be known soon. She stated that they are going to Planning and Zoning and the Wetlands Commissions towards the end of November/December timeframe in anticipation of getting ready to do the site approval process. Ms. Purcell explained that they are looking at March for the State approvals which means the design has to be done before they start their review process. The Building Committee anticipates starting construction on-site July 2, 2013; starting with the site work, getting the bus loop constructed. She explained that they will also be doing the geothermal wells and are going

to try and get as many of those wells built during the summer as possible. She stated that also, the building construction, as far as the renovation, additions, and heavy construction work of the building will be near the end of August. She explained that they are now in the process of phasing the project--it is a very integrated effort with the building administration to understand what parts of the building we are going to take over, when and where various offices and classrooms will be displaced temporarily.

Ms. Fortunato explained that the Building Committee has a number of Committees that are working these different phases with our staff and consultants. She explained the Communications Committee is the most critical in terms of getting the information out to the public and as they move forward, they will be ramping up with more communication. If you go to the website you can actually see a video of the drilling that was taking place and we encourage folks to monitor that site for updates on where we are at. She stated that the administration will be working with parents making certain that they are informed about the scheduling. We have various community groups and town groups that utilize that building so there will be ample communication with them about having them moved to other locations so we are on top of that at this point. Ms. Fortunato asked if there were any questions.

Councilor Manousos asked if they sense there is any concern about going from what is currently now two parent drop-offs to one in the back and how will that impact the Wolcott Hill exit?

Mr. Malik responded that this approach is one where we are trying to give as much space on-site in terms of queing because what happens most times, if there is not enough cueing space, traffic flows back onto the streets and that creates the problem. He explained they wanted to be sure there is adequate queing space for the vehicles to come in to drop off students and really the issue becomes more acute when it is pick-up time because parents are coming in and parking there, waiting for the students to come out; that is why queing space is important.

Councilor Manousos asked if anyone has been there in the mornings to do a site observation. Do you know how many drop-off points there are now in the morning?

Mr. Moore responded that right now we only have one parent drop-off point. There is a bus loop which comes in from Wolcott Hill and the parent drop-off point is from Jay St. and Folly Brook up Eagle Drive. He explained that currently in that area there is a separate bus loop and parent loop so there is really just one of each at this point. He stated that this particular scenario gives us a lot more queing space for the afternoon, but also provides a very transparent way that the parents have of understanding the traffic flow. Mr. Moore explained that right now it's a little ambiguous because we come in from two different roads. We come in from Folly Brook up one way or from Jay Street another way and then loop around. Those two in-roads are a little confusing at times and this is a little simpler and more direct.

Councilor Manousos commented that what also happens is that people use that existing parking lot next to the pool for a drop-off area; and stated that is why I was asking if any of the traffic engineers went on-site to see that. He also noted that now there are two exit points from the school area and he is concerned that now they are going to funnel out to Wolcott Hill.

Mr. Moore replied that he believes the organization of that particular plan is much safer and stated that what we have right now is a designated drop-off point that we ask people to respect, but that people do create, for their own convenience, by coming into a student parking lot which is really just designated for the students, but parents weave their way around and then back out. Mr. Moore explained that what is supposed to happen is that it's just the loop in front of the pool entrance and the separation was that occasionally there are parents who come in from Wolcott Hill intermingle with the bus and the special education vans. That poses a safety issue we really want to separate that out also.

Councilor Manousos asked so you wouldn't anticipate if there is an issue to open that special education area up to another turnaround.

Mr. Moore replied that right now he believes that this particular plan is a good foundation to start. He commented that certainly we have a traffic engineer or traffic survey that is going to provide us with more information and again, as a foundation, is a place to start and believes that they are in a pretty good place, but need to be open to the recommendations from Council, the public, traffic engineers and survey and to figure out what, ultimately, is going to be the best way to service the traffic flow, but right now this seems to be a good start.

Councilor Hurley commented that someone asked about the emergency access on Wintergreen Lane a few meetings ago. He asked if that access would allow all the large fire trucks in Town to get through.

Mr. Malik replied he is pretty sure that he looked at all the various data that the fire department has and that the turning radius does comply.

Councilor Manousos asked if the southwest side behind Eagle Drive, down by the track, was looked at also for additional parking?

Mr. Malik replied yes, that they looked at it and felt that there was an existing gravel lot there and formalized it as off-site so it is not reimbursable and not within the project budget.

Councilor Manousos asked if there is a minimum distance that the State says is reimbursable between a parking space and a building.

Mr. Malik replied that one of the issues that we have at the school right now based on some prior requirements by the Fire Marshal, there were two factors that impacted events occurring within the school use. If they had two events, one occurring in the auditorium and the other in the gymnasium at the same time, there was inadequate egress out of the building so that when those two events were taking place, there are not enough doors to get outside. He explained that the second item was based on parking and stated that with this space and depending on what the final layout is, we could essentially end up increasing by approximately 200 spaces, right now we are at 150, and they could add another 50 depending on the final layout of the north side and now that begins to put us in the range where we've got adequate parking for those simultaneous

events. So, that's the criteria that they use. For day-to-day function, we have adequate parking for the school.

Councilor Manousos asked that if there is no actual requirement or a distance stated by the State how would we know whether that would be reimbursable or not if we don't try.

Mr. Malik responded that what they do and we've done projects where the parking is not adjacent to the building but is adjacent to the fields and they consider that ineligible, so there is precedent to that. He stated that's why we can make a case if the space is directly adjacent to the school, but once you put parking by a field, it's considered more of a convenience parking for athletic facilities and that is a line item that says it is an illegible item.

Councilor Manousos asked that just because parking is next to a field that actually makes it more difficult?

Mr. Malik responded that the reality is that the parking is going to be for that event. It is an interpretation that we have gone through at a prep meeting with the State with our plans and we showed them the specific concerns on how do we address this and since I've gone through this a few times, they looked at us and said, "you (Mr. Malik) know the answers, so why are you bringing this up".

Councilor Manousos asked so they actually said that that wouldn't be reimbursable?

Mr. Malik responded yes.

Councilor Manousos asked if anyone from the State was there because we did ask that somebody from the State be here.

Ms. Fortunato stated that it is unprecedented really to have a State representative come here to talk to you, but what I have seen in the past is if you wanted to submit a specific answer in writing, they are more than happy to give you an answer and give their specific interpretation in that way.

Councilor Manousos asked if anyone sent a letter to the State so that we can get a response specifically to this issue.

Mr. Malik responded, no we do not have a written statement.

Ms. Fortunato added that it should be easy enough to get one.

Councilor Kotkin asked if there is going to be a period in time when the tennis courts are not going to be available at the high school.

Ms. Fortunato responded yes, during the entire construction time which would be 2013 through 2016.

Councilor Kotkin asked that if anyone wants to play would they have to go to Millwoods and the high school teams would have to practice there during that whole entire three-year period.

Ms. Fortunato responded yes, it is part of the Phasing Plan.

Councilor Kotkin asked if the softball field is being moved from where it is now.

Ms. Fortunato responded that the softball field is going to an artificial turf field and we've had a representative come out and look at how to get the bases in where you can use it and we were planning to get that on for the following spring of 2014. We would be looking to get that up and running right away.

Councilor Kotkin asked if that will interfere with how that area is used currently with practice fields.

Mr. Moore responded no because most often the areas that are used by the high school for that back area are fall sports. Softball is a Spring sport and the one area where it would conflict would be with Parks & Recreation and some of our youth sports, but the timing with high school sports will be finished somewhere in the neighborhood of about 5:00 p.m. for any contests that we would have and the rest of the time would be available for these other sports.

Councilor Manousos commented that there will be a permanent backstop there, I assume, for the softball field but that would not interfere with the fall sports the rest of the year.

Mr. Moore responded that they have determined whether it is going to be a permanent backstop of something that would be moveable and quite honestly we are also looking at the possibility of turning the field around because in terms of being good neighbors we are looking at the idea at foul balls and things of that nature and that still is under discussion to change the direction of the field and hit out towards Westway and Church Street.

Councilor Manousos asked if there is a period of time when you are concerned about inadequate parking at the school during the three-year construction period and how are you dealing with that?

Mr. Moore responded that there is and, quite honestly, there will be constraints to the student parking for certain parts of this construction. That is part of the Phasing Project. He stated that we meet each and every Friday to discuss the various parts of phasing and we are still really putting the end of Phase 1 together but I do know that there will be significant constraints at certain areas, some more than others during that 36-month time period.

Councilor Manousos asked if they may have to limit the number of students who can park at the school to an x-number of people.

Mr. Moore responded yes.

Councilor Montinieri asked if there was a count on the number of cars that are projected by the parent drop-off who go through that area. Is there a count--estimated or known?

Mr. Moore responded that that would be part of the traffic survey part of the report by the traffic engineer. I can tell you being down there on a regular basis that depending on the weather that we range anywhere from 70 to 100 cars, at least in the back area coming up either through Folly Brook or Jay Street. That is an estimate and is something that the traffic survey will address.

Councilor Montinieri asked if that is generally a half hour to 40-minute period?

Mr. Moore responded sometimes even more condensed than that.

Councilor Montinieri commented that it looks like all the foot traffic from the student parking is going to need to go through that line of parent drop-off.

Mr. Moore replied that yes that is an area that we need to supervise and monitor and that they are working with the Police Department in terms of how that is going to work. Currently, what we do is have administrators or a Security Resource Officer ensuring that any student that has to cross either a road or any type of traffic area that we have supervision for that stuff. He stated that the one good thing is that it will be a very focused area that we have to concentrate on.

Councilor Roberts asked if Mr. Malik can reiterate again how many additional parking spaces are being added to the site.

Mr. Malik responded that based on the existing layout, which needs to still be approved by the Committee, allows us to gain another 50 spaces, so we would go from the 550 to 600 plus.

GENERAL COMMENTS

Public Comments

John Miller, 45 Highland St., commented that he was happy to see the presentation and particularly happy to hear that it is in the conceptual stage and hopes that we can still look at some changes. Some suggestions such as repairing the existing tennis courts instead of replacing them; expanding the Wintergreen lot at Eagle Drive and Folly Brook for student parking; Cottone Field entrance located at the southwest corner of the field off of Folly Brook Blvd. it would make for great game parking. He stated the field needs to be more handicapped available; and the student drop-off area currently planned is not an effective plan.

Gayle Raducha, 38 Schoolhouse Crossing commented that the Wethersfield Town Council has been standing on the sidelines for the past four years regarding the development of Cedar Mountain. She demanded copies of all the work the Council has done and contracted for over the past four years regarding Cedar Mountain including the independent studies that the Council has commissioned. Ms. Raducha, also demanded copies of any notes from meetings conducted

with Newington and Toll Brothers showing where the Town Council has actively been involved regarding this development and the detrimental impact the blasting and increased traffic will have on the Town of Wethersfield. She stated that Wethersfield should have hired their own experts to conduct an independent study regarding the blasting and traffic effects of this project.

John Pappas, 344 Kent Lane, Rocky Hill former resident of Wethersfield and the owner of Leo's Pizza. Mr. Pappas stated that he came here directly from the wake of Josepha Perpalski, the person struck and killed by a car near Leo's Pizza on Tuesday, October 6th at around 6:30. He explained that she was very close to them personally and was a mother of one of his employees. Mr. Pappas feels this accident could have been prevented which makes it even more of a travesty. He stated that this was the third person in 30 years that he has seen struck by a car in this location. He explained how he spoke of pedestrian dangers in front of the stores five years ago with a previous Council, regarding lights, handicapped ramps and crosswalks not being installed; ramps have been installed since then. Mr. Pappas is asking for a safe way for people to cross the street and for vehicles to access their businesses. He commented that the town should maintain the lot, as it owns the majority of it; and he is the only merchant that seems to maintain town property. Being a business owner on the block he feels responsibility to make sure people are safe. He is asking for the Council's help. Mr. Pappas stated he had a positive meeting with the new Town Manager last year and is sad that we didn't move forward together. He prays for the driver and the family this tragedy has affected their lives. We have to work together to make sure that this never happens again. Mr. Pappas requested a private meeting with the Council and Town Manager to discuss specific solutions he believes will work. He simply asks to be included in any process of improvement and safety.

William Knapp, 171 Collier Rd. commented that he thought the Council would be discussing the Wilkus Farm proposals but realized that they were sealed and will be back when they are open to the public and asked when they would be. Mayor Hemmann replied that the bids and proposals will be open to the public on November 7th, but may be available before then. Mr. Knapp asked Mr. Bridges if he could be notified when they are going to be open so he could get in to see them. Mr. Bridges replied yes.

Jim Woodward, River Rd., thanked the Council for revising the ordinance that applies to the sale of Town Property to allow consideration of the intended use in addition to merely the price; he sees it as a step forward in possibly reusing the farm. He also thanked the Council for including in the latest RFP the possibility of proposals to include a reservation by the town of the right to develop the property for any other use which is a development easement, this protects the financial interest of the town and will allow the farmer to invest more capital in preserving the barns which you all know is going to require considerable amount of capital to preserve those barns. Mr. Woodward wanted to suggest to the Council to consider a partnership while in negotiations with bidders whose intentions are to preserve the barns and utilize them for agricultural purposes and stated that these barns would qualify for grants from the Connecticut Trust for Historic Preservation Barn Program. He stated it was concluded that the post and beam hay barn really does qualify without any question for these grants, but that the other barn probably wasn't as old but it still right up close to the 75-year age and, therefore, would probably qualify. Criteria that helps get grants are a "demonstrated partnership" with a municipality. His

thought is, if in negotiations with the buyer, if the town also included an easement requiring the purchaser to preserve the barns, it gives the town a stake in it and so it becomes a cooperative enterprise. It doesn't mean the town is required to supply any money, but the town would be in collaboration with the owner, fill out the forms and make the requests and that would help the owner or farmer to obtain those grants and suggested that it is something to think about. He explained that other criteria are barns that are over 75 years old, located in a prominent public view shed, which Willow Street is, and you've established a parking lot on the east side of Willow Street where a person can park, that's the view shed where people can look at those barns. Mr. Woodward commented that also, if you did sell it to a farmer, that would be an act of agricultural use—another one of the important criteria; another criteria is support from a local historical organization which he believes the Wethersfield Historical Society would take an interest in. Mr. Woodward stated that he feels that support from local historical association and the municipality could be a great partnership and be of great benefit to the community.

Joan Biagioni 217 Goff Rd. commented that she wants to save the 4.3 acres on 214 Goff Rd. and disagrees with Mr. Drisdelle's proposal to swap his property on 214 Goff Rd. which is 4.3 acres of prime wooded open space, wildlife, the highest point in Wethersfield second only to the border of Newington and Wethersfield. She stated that she wishes there was a way to save those barns and build houses too and wants Mr. Drisdelle to swap that proper and build over on Willow Street. She stated that there are already buildings over there and across the street there is open space that they have something that they can look at. She commented that the property on Willow Street is relatively flat with a few trees along the borders and that there are the buildings that are far over to the left. She commented that if you were to build six houses, it would have a very small impact on that neighborhood and they would still have the property across the street to look at. She explained that if Mr. Drisdelle builds six houses on Goff Rd., that it is not flat land, it is a ridge, it is rock and sitting on that rock is very little soil and sitting on that soil is woods. She explained that in order to build a house, you need flat land, so that means, taking down all the tree and then you have to dynamite which destroys foundations and properties within that area. She stated that it is "our turn" to have something in our neighborhood that we can continue to look at, this wooded area, this wildlife and should be used as open space or stipulated as a one house and one garage property. She asked the Council to please keep them in mind when it comes to making a decision.

Robert Young, 20 Coppermill Rd., thanked Deputy Mayor Console for his presentation that he gave for Mr. George Wallace at the last Town Council meeting. Mr. Young commented on the \$69 million in the Pension Fund and \$3.5 million in the Health Plan and the liability of \$65 million dollars. He commented that it seems like a "pretty gloomy" area here and that nobody talks about how they are going to solve the liability problem and that it is never going to be taken care of unless there is some push and shove. Mr. Young suggested using the \$2 million dollars from the sale of the CL&P building and put it into one of these funds and that every surplus that we have should go in there. He suggested looking at the Board of Education to pony up as well. Mr. Young commented on home sales in Wethersfield and that over the last couple of months we have had a number of sales that went on that were not recorded in Vision Appraisal. Mr. Bridges stated that there are two systems with Vision Appraisal. He stated that there is a live system which anybody can come into the office and use it live and then there is the website which is

updated quarterly. Mr. Bridges explained that they have talked about refreshing it monthly and with the new website that we are initiating, we will have live data available all the time over the web which will be available to the public to view. Mr. Young then commented on homes that were sold in the red in the Town of Wethersfield.

Joel Wagner, 203 Clearfield Rd., commented on Wilkus Farm and how the Town Council is considering land use other than farming based on the last set of bids that were obtained. He stated that he supported the "Save the Farm" initiative and is here to strongly voice his support for the sale of Wilkus Farm for farm use only and not for housing development. He stated that he understands that the town needs to sell the property due to long-term maintenance costs, but an owner that is using the property for farm use would be able to maintain the barns because they would be using it for storing hay and other uses as well. Mr. Wagner stated that clearly the town supported the save the barn initiative to maintain the open space and to retain our agricultural heritage. He stated that he believes that saving the farm place is a part of that, and would really like if the Council would commit to Wilkus Farm place for continued farm use.

Ruth Clancy, 76 Sunset Blvd., commented that she is in support for the Wilkus Farm to be kept as farming and feels that there is a big movement for local food and agricultural production and feels that children now are becoming more of an emphasis in schools that they be connected with the land and feels that this is a wonderful opportunity to learn about farming and become involved in some way and sees it as a growth industry that the town should be trying to do.

COUNCIL REPORTS

Councilor ~~McAlister~~ *Manousos* reported that EDIC held a meeting last week. Some of the items that were discussed were the Farmers Market moving indoors. He reported that they are still waiting for some STEAP grants still to materialize for 1000 Silas Deane Highway building and façade loan program money. He reported that we had an OPEB Trust Committee meeting today to review some bids for custodial banking services for the town's trusts and how that would be serviced.

Councilor Kotkin reported that the Insurance Committee will be meeting in a few days but stated that he did receive their packet and following up on some earlier comments he explained that it appears that although we actually did reduce the budget for this year, we are still running about \$325,000 under, so the record that we had with the town over the three or four years of continued under runs in the Health Insurance Account appears to be continuing and gave a hats off to Jeff's staff and the School Department because they seem to be running a healthy ship. Councilor Kotkin commented that obviously that has big positive budget implications for us if it continues.

Councilor Drake reported that the only Committee he had this week was the School Project Building Committee which he was unable to make but they were preparing for tonight so we all saw what they did and did a good job.

COUNCIL COMMENTS

Councilor Hurley commented that he was insulted that they were sent a note over the last few days that the Town Council sat on the sidelines concerning the development of Cedar Mountain. He stated that the Town and the Council has done a tremendous job looking at Cedar Mountain and trying to ease the development or even stop that development of that property. Councilor Hurley stated that the Town Staff has been at every meeting that this has been on Newington's agenda and stated that they have met separately with Newington Town Staff regarding the project and its impacts on Wethersfield. Councilor Hurley explained that the Town has submitted written comments regarding the Town's concerns during the previous application and are preparing testimony to deliver on Tuesday night and stated that our concerns consider traffic, drainage, screening and blasting and just want to get that on the public record.

Councilor McAlister commented to think about Mr. Miller's comments regarding the school and doesn't believe that it would cost a lot, especially if we have expertise with different construction projects to just take a look at the fact that if we do spend a million dollars on the whole north side of the property at a 40% reimbursement rate, that would be \$600,000 out of pocket for the town. He explained that if we could actually do 300 spaces with gravel where Mr. Miller was talking about, at say \$300,000 (\$1,000 per spot) which he thinks is probably a lot, even though it is not reimbursable, you would still have another \$300,000 extra based off the \$600,000 cost of the town of a one million 40% reimbursable which could be spent on additional school equipment, additional materials and technology for the school. Councilor McAlister commented that the money would be better used for inside the school rather than outside. He stated that he knows there might be other issues that were geothermal, but doesn't know if there are other options or other drivers on why we can't entertain it, but if it costs more than \$1,000 or \$2,000 to spend a day to do an estimate, believes that it is well worth it. Councilor McAlister commented that he doesn't know how we get that done or if it falls on the committee's shoulder's or if we can help out and do that analysis, but believes that it is a good idea.

Councilor Kotkin commented that it was interesting to hear what the plans for the tennis courts for the high school were and that they are going to be out of commission for about three years or longer which are half the courts that we have in town. He stated that we have six over at Millwoods and believes we have one or two down near Hanmer and thinks it, again, sort of understates the need to try and get the courts up at Webb back on-line especially if half of our courts are going to be knocked out of commission possibly for three years if this plan goes forward. Councilor Kotkin commented that he knows that Jeff and his staff have looked at various outside funding options, but urges the Council, as we near our next year's budget process, to think about the lack of opportunities of tennis in town if our eight courts at the High School get eliminated for three plus years. Councilor Kotkin asked Jeff if he could make an inquiry to the State Department of Transportation if there are any imminent repaving or resurfacing plans being considered for Well's Rd. from Newington line towards Willow or maybe all the way up to Ridge because it is starting to look a little ragged especially for major thoroughfare in town.

Councilor McAlister commented that just to make people aware if they are looking for information whether it is emails, documents the town has or anything, we should be supporting the Freedom of Information Act. He stated that he knows Bob Young has oftentimes requested

materials through the formal process rather than getting up at the podium here, so speaking at the podium demanding documents is not a formal FOI request is that correct? Mayor Hemmann responded yes. Councilor McAlister commented that if there are residents that want information, documentation, emails that supposedly don't exist, they should go through the FOI process, submit their request and, as I understand, there is a research charge for the time associated with that and then the delivery charge on the media that they prefer and just wanted to make sure that everyone is aware of that process.

Deputy Mayor Console commented that we should set up a meeting with Public Safety and bring in all the merchants in the Bliss Market area and discuss the outcome of what happened last week and also what steps the town can take and maybe get the Police Department there also and a few others just to start a discussion and see what we can do in that area.

Mr. Bridges asked Deputy Mayor Console if he would like to wait until the accident report is completed because there may be information that might be helpful.

Deputy Mayor Console responded definitely and we'll set up a meeting right after that.

Deputy Mayor Console next commented on Mr. Miller's comments that he made tonight regarding the High School and stated that he did take the liberty of going to the school three days in a row and watched and did a rough count of the a.m. drop off's and the p.m. pickup's. He stated that they average roughly during the a.m. drop off's 80 plus cars and that the p.m. pickup's were actually more between 100 and 125 plus on a daily basis and so believes that their numbers are off a little bit. Deputy Mayor Console stated that Mr. Miller makes some good points and that the whole traffic pattern really has to be looked at and be done right since we are spending so much money there.

Councilor Manousos commented that there is some bluestone sidewalk between the DMV and the Solomon Wells house that is going to be replaced with slate or something.

Mr. Bridges commented that we are taking the broken ones out and putting bluestone back.

Councilor Manousos asked what are we planning to do with the broken ones?

Mr. Bridges replied that we are going to keep them.

Councilor Manousos asked if we were going to be talking with the Historical Society to see if they want to use those because apparently they have some historical significance.

Mr. Bridges replied that if they would want them, they can use them.

Councilor Manousos commented that there was just a concern because they had some history behind them.

Council Manousos commented that he agrees with Councilor McAlister on looking at the High School plan with what Mr. Miller had proposed and the Public Safety Committee will have the Police Department there as well I take it.

Deputy Mayor Console responded yes.

Deputy Mayor Console asked Mr. Bridges if we thought about moving all the good pieces of bluestone to both sides of the Solomon Wells House, a historic house, so all of the older pieces are together.

Mr. Bridges responded that we budgeted a few thousand dollars to replace the few broken slabs so that people weren't tripping and falling.

Deputy Mayor Console asked if we could get an cost to do that, if possible.

Mr. Bridges replied that we are already under contract to replace the broken slabs.

Deputy Mayor Console asked when it is going to be done.

Mr. Turner approached the podium and explained that construction was awarded a purchase order for \$10,000 which is what we had budgeted for repairs. He stated that we can certainly get prices from him for new installations or reuse of the stones if we need to and we can incorporate that into next year, but this was the first year that we actually entertained the idea of bluestone repairs.

Deputy Mayor Console commented it would be great if we can get a price structure of what it would be.

Mayor Hemmann thanked Councilor Roberts and reported that they attended the kick-off meeting for the Wethersfield Community Plan for Young Children's and Families. It was a Committee established as the Wethersfield Early Childhood Collaborative established in 2004 through some grant funding. They have worked together to really identify, survey and analyze the Town for our youngest from birth to age 8. They did a great kick-off and presentation on Thursday night and thanked Gerry for attending over the course of many years as liaison from the Council.

TOWN MANAGER'S REPORT

Mr. Bridges reported that the Vision Appraisal website, as was discussed at the last meeting, that website was not working and explained that there is two separate access points to that information. He stated that one is in the Assessor's office which runs live every time there is a sale or an input it's updated and there is the website where it takes a data dump from the IT Department and is updated periodically.

Mr. Bridges stated that he received a letter from MDC last week regarding the MCD vs. CRRA issue on the OPEB liability for the MDC employees that previously worked at the CRRA trash plant. He stated that there has been a court case that has been on hold for an arbitration mediation case due to a court case where the CRRA challenged the MDC arbitrator. He explained that that has been dismissed and the arbitration can now go forward unless CRRA appeals the decision. He stated that the issue is whether or not CRRA or MDC alone is liable for the OPEB liabilities for those employees that worked at the trash plant. Mr. Bridges explained that from the Town of Wethersfield's point of view, as an MDC town and a CRRA town, we would prefer CRRA be held accountable for those because that distributes those costs over 70 towns rather than the eight in the MDC. So now that that has passed, we will have to wait to see the mediation outcome.

TOWN CLERK COMMUNICATIONS

Dolores Sassano reported that they have mostly been processing absentee ballots; she had a session with the Registrars and the absentee ballot counters that will be working the election. Between the Clerk's and Registrars offices the Town is covered with ballots so we won't run out. She explained that the Registrars have ordered 17,000 ballots, one for every registered voter and she has about 2,700 absentees for regular ballots and 1,000 presidential ballots for people coming in that day who are not registered but who would be eligible to register and they could just vote for president.

UNFINISHED BUSINESS

Councilor Drake moved **"TO AUTHORIZE A WAIVER OF THE BIDDING PROCESS AND TO AWARD A CONTRACT IN THE AMOUNT OF \$94,000 TO THE MDC TO COMPLETE PAVEMENT RESTORATION OF MEADOWGATE ROAD"**, seconded by Councilor Hurley.

Mr. Bridges explained that at the last meeting the staff presented this for approval to pave Meadowgate Road which is a street under repair by the MDC. He stated that they have been working at that area for quite some time and are also working on Randy Lane. He explained that due to the location of the sewer in the street, they have repaired what they have impacted and the town is now ready to pave the rest of the street. Mr. Bridges explained that there was some discussion at the last meeting about whether or not who is liable for those repairs, the cost of those repairs. He stated that the Town Engineer this evening has a cost breakout as what we normally pay for a road resurfacing versus what the \$94,000 on this cost would be. He explained that the Council also asked staff to go back to the MDC to review the proposed share of repair responsibilities to the Town of Wethersfield. Mr. Bridges explained that we had discussions with the MDC on that and an Engineer from MDC is here this evening if there are any questions. He explained that we found that those costs are valid to the Town of Wethersfield. They repaired what they were supposed to repair and actually did more in terms of the storm sewer than initially anticipated on that side of the street so it's very hard to argue that that is an MDC responsibility for the Clean Water Project which has very restricted use of those funds.

Mike Turner commented that VMS Construction who is the contractor that the MDC is using there has provided us with a proposal for approximately \$94,000 to do the paving work that is essential the entire length of Meadowgate from Maple to the cul-de-sac of Randy Lane. He explained that MDC is also continuing with additional paving while that contractor is there, they are doing the cul-de-sac of Randy Lane south about another 1,000 feet or so. He stated the cost is obviously not part of what this work is, but the town benefits by the fact that all of that additional work is being done at one point in time and his cost to the town would be \$94,000. Mr. Turner explained that originally, VHB which is the paving contractor that we use to evaluate all the roads, we billed in a budget based on the defects that we've seen in the road for budgeting purposes. He explained that the budget was \$140,000 to accomplish the work on Meadowgate. Once the road is actually selected for paving, we actually go out and do a very detailed takeoff of paving, number of catch basins and things like that and our estimate was \$117,000, so we think we are getting a very equitable deal from the contractor that MDC is using. Mr. Turner explained that we used General Paving to do some restoration work in that area for another town project which was going on at the same time as the MDC project and believes that may have caused some of the confusion and questions amongst the staff in thinking that that was actually MDC's work and therefore hitting the entire road, but actually was not the case.

Mr. Bridges commented that the funds to repair this road are coming out of last years' Capital Budget rather than the new mill levy that was adopted for this budget year so it is not impacting the new paving program.

Deputy Mayor Console commented MDC did a nice job on Meadowgate with the new sidewalks, snow shelf and curbing.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

OTHER BUSINESS

Deputy Mayor Console moved **"TO POSTPONE THE MONDAY, NOVEMBER 5, 2012 TOWN COUNCIL MEETING AND TO SET THE TOWN COUNCIL REGULAR MEETING FOR WEDNESDAY, NOVEMBER 7, 2012 AT 7:00 PM"**, seconded by Councilor Roberts.

Mr. Bridges explained that this was a request from the Town Clerk consistent with what we've done in the past around election time. He stated that those are usually busy days for the clerks' office and the staff setting up and paying attention to what's going on with the election so moving it past election is probably a very good thing.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Manousos moved **"TO AUTHORIZE THE TOWN MANAGER TO APPLY FOR, AND ACCEPT IF AWARDED, A GRANT FOR DUI ENFORCEMENT FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION"**, seconded by Councilor Drake.

Mr. Bridges explained that the Police Department is requesting the approval of a grant which we have done consistently around the holidays for overtime support for DUI enforcement. He stated that the memo outlines the program, the past successes with the program and should be able to answer any questions and that Rae Ann Palmer is here this evening to answer any specifics if you have them.

Mayor Hemmann stated that she believes the one difference is the timeline is extended out through July versus just over the immediate holiday period. Mayor Hemmann asked Rae Ann if that was correct.

RaeAnn Palmer replied yes, that was correct and there is one other difference also this year and that is, if approved, we are going to set up a DUI checkpoint, which we normally don't do because they are so labor intensive, but we anticipate that we'll have the new crime scene vehicle at the time that we can use and the other towns that are participating will come and help us with the checkpoint.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

BIDS

Councilor Drake moved **“MOTION TO AWARD A CONTRACT TO TREMCO/WEATHERPROOFING TECHNOLOGIES FOR ROOF SERVICE PER THE ATTACHED AGREEMENT FOR THE TERM JULY 1, 2012 THROUGH JUNE 30, 2013, IN THE AMOUNT OF \$55,165”**, seconded by Deputy Mayor Console.

Mr. Bridges explained that this is the third year of a 5-year term that was a price lock from Tremco to handle the preventive maintenance and inspections for the town's roofs and also handles leak response. It has been included in the budget for those prior four years so the staff is recommending approval of this.

Deputy Mayor Console asked Mike Turner about the problem that we are having at the Police Department and if it is because the company never inspected that part of the roof?

Mr. Turner replied that they did inspect the roof but the problem over there is the soffit which is underneath the overhang and is an architectural feature and is not part of the roof. He stated that they are assisting CIRMA the company Tremco actually owns the company called Drive-It which is the stucco type of material and they actually did come down and are preparing a report for CIRMA our insurer, to help our adjuster find out what the cause is. He stated that they do inspect the roof twice a year but the cause out there is not a roofing issue.

Councilor McAlister asked if the fixed bid of \$55,165 or the fixed priced contract—if we had any understanding if that has been beneficial versus the pay-as-you-go type service.

Mr. Turner responded that he believes that we are saving about \$10,000 per year by locking in on

a 5-year contract.

Councilor McAlister asked about putting the green roof on the ambulance facility and putting that type of roofing material on is that something that they also support if it was leaking or do we have less maintenance issues if we go with roofing materials like that?

Mr. Turner responded that that was a newer material that they were contemplating trying but that particular project was its own capital project but to support it going on, they would pick that up and sense that they probably will adjust their costs. He suggests that just as our term is coming up with their 5 years, they will probably look to adjust with the additions on the high school and the new roofs that will be going on there as well.

Councilor McAlister asked if they have rejected any requests for us to have them cover some work?

Mr. Turner responded no, they have been very responsive.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0

Councilor Manousos moved to **“MOTION TO AUTHORIZE THE TOWN MANAGER TO NEGOTIATE AND EXECUTE A FINAL CONTRACT WITH CME ASSOCIATES, INC. FOR THE EVALUATION OF HISTORIC PROPERTIES ON MAIN STREET AND PREPARATION OF AN ACTION/REVITALIZATION PLAN IN AN AMOUNT NOT TO EXCEED \$50,000.00”**, seconded by Councilor Hurley.

Mr. Bridges explained that this is a \$50,000 grant from the State Trust for Historic Preservation to look at reuse of some properties along Main Street in the amount of \$50,000. Mr. Bridges then asked Peter Gillespie to explain what was in the packet.

Mr. Gillespie explained that we put the proposal out through our normal bidding process and was advertized in the Hartford Courant and on the State TAS website as well as the town website and my years being here, this is the first time we’ve only received one proposal for anything that we actually sent out in the past, so we were very surprised by the limited return. He stated that we did interview this firm and we did have the CT Trust for Historic Preservation participate in that review process and they feel very comfortable with this firm and have worked with them in the past. He stated that this firm brings a variety of expertise to the table and we feel very comfortable with awarding the bid to them at the price of the grant which is \$50,000.

Councilor Drake asked Mr. Gillespie if he had any sense of what they are going to do for \$50,000?

Mr. Gillespie responded that on page 93 of the handout, there is a breakdown of the specific tasks and the prices associated with that. He explained that the majority of the funding is going towards their technical expertise looking at the buildings, getting an assessment, for example, the Masonic Building was gutted just before I arrived here so it’s in essence a building envelope

whereas the Comstock-Ferre Company and the barns are different, so part of their task is to go through both structures, assess their condition and put some numbers to the ideas that are generated through the process to try and determine what the costs would be to implement the plan. So a lot of the funding is actually going to be spent on the structural and architectural aspect of the work. Mr. Gillespie explained that part of that process is also going to be to development a recommendation that we think not only the property owners are going to be happy with but the community is going to be happy with. So it is certainly a challenging project for this firm and maybe that's why we didn't get too many proposals because there is a lot of work involved and \$50,000 is, in fact, a lot of money but for the scope of services that we've asked them to perform for us, I think we heard from some people that it is going to be a challenge.

Deputy Mayor Console asked if this would be a benefit to the prior property owners in what this company discovers.

Mr. Gillespie responded definitely and that they think it is a huge benefit to the property owners and thinks that's why they saw fit to participate in this. He stated that at the end of this process, we hope to have a series of recommendations that the owners and the community are agreeable to. He stated that he would love to see some added vitality, particularly to that corner and would love to see the Comstock-Ferre property that is presently vacant in the rear brought back and put to useful life again. In terms of benefits to the property owner, they are going to get all sorts of insight and expertise that they would have to pay for themselves, so definitely a value to everybody involved.

Deputy Mayor Console, going on past history, it seems like we come up with certain plans and the entire community was in an uproar; so are we going down the same path as before.

Mr. Gillespie responded that we are actually going down a different path completely and that was a developer driven project that the developer came up with his plans without really consulting the community at large. He explained that this process has a built-in public outreach component and there are a series of stakeholders including the Historic District Commission and we have some residents that are going to be involved in it. These are going to be open so we think when the initial ideas are generated, that is going to be based on a lot of public input, but everyone has to remember that these are private properties and the town does not own them so those ideas also have to be acceptable to the owners and that's the challenge. We can have the greatest ideas, but if they don't make sense from a cost point of view and they don't access additional funds for everybody, so that's where the challenge lies, getting everyone to go in the same direction.

Deputy Mayor Console asked if the study will have any effect on the traffic issue right in the center there.

Mr. Gillespie responded that we developed a plan when we did the Old Wethersfield Master Plan and actually applied for some additional grant money so we are going to have them look at this traffic plan and make sure it is compatible with the redevelopment of these two properties as well.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Hurley moved to “**AWARD THE BID FOR SIDEWALK MAINTENANCE AND REPAIR TO WESPRO IN AN AMOUNT NOT TO EXCEED \$30,000**”, seconded by Councilor Manousos.

Mr. Bridges explained that \$40,000 was budgeted for sidewalk repair and \$10,000 was set aside for the repair of the slabs and the bluestone pieces that were broken and the remaining \$30,000 was meant for the routine concrete repairs. The tally form is in the packet and Mike is here to answer any questions.

Councilor Drake commented that they were really cheap compared to the other guy.

Mr. Turner responded that he has the system down and has been our sidewalk vendor for about 12 to 15 years and he does a good job.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Deputy Mayor Console moved to “**AWARD A CONTRACT TO ENVIROMED SERVICES, LLC SELECTED BY THE BUILDING COMMITTEE**”, seconded by Councilor Hurley.

Mr. Turner explained that they solicited bids using estimated quantities from an environmental firm that we had on call during a referendum and he helped us put together the bid specs as well as Rusty and Laurel from O&G. He stated that we bid the project and received seven bids and the low vendor for comparison purposes is **ENVIROMED**. He explained that the Building Committee did have a chance to have a ppecial meeting this evening at 6:00 p.m. to review the bids and it is their recommendation to give the award to **ENVIROMED** for their low cost of \$45,000 but their request to Council is to actually make the award for an additional \$15,000 and that will allow them some flexibility if they need additional samples or monitoring. For instance, one thing that came up this evening was the potential for an air quality monitoring study before anybody gets in there so that we have a true baseline of stuff. That was not part of the normal bid so that would bring their total to \$60,617. That additional work would only be at the discretion and direction of the Building Committee. Mr. Turner stated that even with that additional work this is well within the budget amount.

Councilor Drake asked what was budgeted for that line item.

Mr. Bridges responded \$125,000.

Councilor McAlister asked if the additional work was something that they kind of priced out?

Mr. Turner responded that the base comparison so that everyone's bid was compared on the unit prices on the quantities that were furnished in the bid package. The additional work is something that O&G is recommending that because we are under budget, we have that flexibility and believes it will give us a timing advantage if we needed to, for instance, work with them to get

three more samples over here or expose a wall and stuff.

Mr. Bridges stated that this is such an unpredictable element to the whole project. He stated that we could find nothing and then we could find something that leads to something else, so we need that flexibility.

Councilor McAlister commented that considering how important this is he is looking at the general list and wondering why the project manager rate for environmental services is almost half of what the rest of them are and questioned the quality project manager they are getting for \$50.00 an hour and is concerned about that. He also commented on the project oversight and the lump sum, they are only charging about \$1,250.00 for project oversight while other places are going up to \$9,000 at the extreme and questioned what kind of guarantees do we have for on-site project manager to make sure that this is being spent and executed appropriately.

Mr. Turner responded that the standards that they have to work under are all set by the State of Connecticut by the Public Health Department so they have to prepare a report for us that comes up with a monitoring plan and a closure plan and what have you, it has to meet with the State of Connecticut and the Board of Education. Mr. Turner stated that we also were concerned about the variations in the prices because they were all over the place. One example is one firm may have charged \$5.00 to do a specific sample and the other firm may have charged \$15.00. Under both testing the same stuff, it's a matter of how they built in those costs into those unit costs. So the reporting costs, for instances, that you cited, all of the companies are doing essentially the same thing, it just a matter of how they are getting paid, whether some of them have included that cost in sampling effort vs. truly putting down the actual cost of that bid item and we get the same thing with road construction bids. He stated that ENVIROMED has done work with the town before doing asbestos abatement. The Health Director, Paul Hutcheon said that they are a very reputable firm and they are currently working with O&G for the Waterbury School projects. Mr. Turner believes that we will do fine with them.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

None to report.

MINUTES

Deputy Mayor Console moved **"TO APPROVE THE REGULAR MEETING MINUTES OF OCTOBER 1, 2012"** seconded by Councilor Kotkin.

Mr. Kotkin asked that a change be made on page 4 of the meeting minutes to delete the language "A Councilor" and replacing it with "Councilor McAlister".

Mayor Hemmann moved **"TO ACCEPT THE AMENDED MEETING MINUTES FOR OCTOBER 1, 2012"**.

All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-2. Councilors Hurley and Roberts abstained.

Mr. Bridges commented that the Town Staff has been working with the Newington Town Staff in preparing testimony for tomorrow night's Public Hearing on the Toll Brothers Application before the Planning and Zoning Commission. He stated that we have hired Mark Branse who worked with us last year on our testimony in our efforts in Newington and he has been preparing the testimony. Mr. Bridges explained that we have also looked at intervener status which would give us an additional seat at the table when it comes to impact to Wethersfield. He explained that last year when the Planning and Zoning Commission approved the plan, most of our comments were addressed, blasting and the drainage and we are going to present those very same comments and attached our testimony and concerns from last time with our testimony tomorrow night which I will give in person. So, there is a history here, there is an effort here and the Town Council has discussed it. It was in Executive Session back on September 15, 2011, so it has been a topic of this Council and it will continue to be a focus of the town staff as directed by the Council as we move forward on this project. Mr. Bridges stated that we don't anticipate the Conservation Commission in Newington be the final stop for this project. It will probably have to go back to P&Z because there is substantial modification from the project that they approved last year so we anticipate following this project over the next several months.

Councilor Kotkin asked what the major changes were between what you are going to be testifying on versus the last time.

Mr. Bridges responded that the biggest single change that we've seen was the Conservation Commission last year denied the project because of impacts to the wetlands. He explained what was done is have the project shifted closer to the road which eliminates a buffer strip and may have impacts on the drainage bonds, so those are our concerns. Mr. Bridges explained visually what is it going to look like because you can have one house with a fence, one with a bush, one with a fence, one with a different fence, so that's an aesthetic concern but also the big concern about drainage when everything is pushed so close to the road.

Councilor Kotkin asked does closer to the road mean closer to Wethersfield.

Mr. Bridges responded yes because the road is the demarcation line. He stated that many of our concerns are still the same. The blasting is an issue but they incorporated our blasting requirements in the last approval at Planning & Zoning so we'll make those same comments, but it is a process and the key is tomorrow night because tomorrow night is the Public Hearing. So the comments we make this evening, the comments we make at council meetings here are nice and it's a good discussion but they have to be on the record and that's what we have been preparing for, to get them on the record tomorrow night at the Conservation Commission meeting.

PUBLIC COMMENTS

Gayle Raducha, 38 Schoolhouse Crossing commented that by making our concerns known to Newington and Toll Brothers regarding blasting, drainage and traffic and not backing it up without any type of independent study will fall on deaf ears and commented that Toll Brothers won't care and neither will Newington. Ms. Raducha then asked if there have been any recent traffic and blasting studies done.

Mr. Bridges replied no, we used the same standard that we would ask our Planning Commission to use and the reports are generated and we review those and if we have concerns, we solicit help from our outside expertise. A discussion then ensued regarding independent studies regarding blasting and traffic.

Joel Wagner, 203 Clearfield Rd., thanked the Town for a great recreational program and school system and the new entrance off of 91 into Old Wethersfield and commented that he is proud to live in Wethersfield.

ADJOURNMENT

At 9:58 p.m., Councilor Hurley moved **"TO ADJOURN THE MEETING"** seconded by Councilor Kotkin.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Dolores G. Sassano
Town Clerk

Approved By Vote of Council
November 8, 2012

Minutes were amended on pg. 9 to reflect a statement that was made by Councilor Manousos and not Councilor McAlister.